

INVESTMENT FOR SALE INCLUDING GROUND RENT & 2 VACANT FLATS



OIEO: £325,000

**Prime position close to
Aylesbury Town Centre**

**1 - 11 Dunsham Lane,
Aylesbury, HP20 2ER**

Location:

The property is located on the junction of Aqua Way and Hilton Avenue, just off Elmhurst Road.

Aylesbury Town Centre is 1 mile away giving easy access to Aylesbury Train Station, Hale Leys Shopping Centre, Waterside Theatre and various restaurants and shops.

Description:

Shops with four flats above.

The flats with vacant possession comprise of an entrance hall with a large storage cupboard, a spacious reception room with direct access to a private balcony, two double bedrooms, bathroom and a kitchen offering plenty of storage space.

Further photos and a short video tour of the vacant residential units are also available upon request.

Please note, no shops with vacant possession are included in the sale of this property.

Tenure:

Freehold subject to long leases as set out in the schedule below.

Important notice

Jaggard Macland, their clients and any joint agents give notice that: These particulars do not form any part of an offer or contract and must not be relied upon as statements of facts or representations of fact. No responsibility is taken of any statements within these particulars. Jaggard Macland are not authorised to make or give representations or warranties in relation to the property here or elsewhere, either on their own behalf or on behalf of their client. The text, photographs and plans are for guidance only. All measurements, areas or distances are approximate. It should not be assumed that the property has the appropriate planning permission. Jaggard Macland have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Insurance

Landlord to insure, Tenants to reimburse.

Repairing Obligations

The current leases are on an internal repairing basis and the Tenants contribute to external structural, maintenance & repair carried out by the Landlord

Two of the residential units are sold off on 123-year leases and include the shops below. Two flats are available with vacant possession.

EPC:

EPC's are available on request.

VAT:

The property is a VAT opted building and therefore VAT may be payable subject to being sold as a transfer of a going concern.

Legal Costs

All parties bear their own legal costs.

Viewing

Please contact Jack Carroll on 01494 689 617 or

jc@jaggardmacland.co.uk.

Tel: 01494 677755

Jaggard Macland LLP
McBride House
32 Penn Road
Beaconsfield
Bucks
HP9 2FY

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Schedule of leases as of June 2020

Demise	Lease Type	Ground Rent – £ pa	Lease Expires	EPC Rating
Shop1	Sold off on long lease	peppercorn	24 th March 2115	D - 86
Shop 3 & Flat 11	Sold off on long lease	peppercorn	24 th March 2115	C - 73
Flat 5	Sold off on long lease	peppercorn	24 th March 2115	D – 58
Flat 7	Vacant possession	n/a	n/a	E – 48
Flat 9	Vacant possession	n/a	n/a	D – 55

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Flat 7



Flat 9



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